



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Approve the Improvement Deferral Agreement for
1055 South Lower Sacramento Road

MEETING DATE: November 7, 2001

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve the Improvement Deferral Agreement for
1055 South Lower Sacramento Road and direct the City Manager
and City Clerk to execute the Agreement on behalf of the City.

BACKGROUND INFORMATION: The owner, The Protestant Episcopal Bishop of San Joaquin, has
submitted a building permit application to allow construction of a
church on the subject property, as shown on Exhibit A.

Installation of public improvements along Lower Sacramento Road are required as a condition of permit
issuance in accordance with existing City ordinances and policies regarding off-site improvements as set
forth in Title 15, Chapter 15.44, of the Lodi Municipal Code. Required improvements include the
installation of curb, gutter, sidewalks, landscaping, irrigation system, streetlights, and street paving along
the Lower Sacramento Road street right-of-way fronting the subject parcel. Owner is desirous of
complying with existing City ordinances and policies regarding off-site improvements. However, since
the street frontage improvements have not been installed on the adjacent properties on
Lower Sacramento Road, owner has requested that the required improvements on
Lower Sacramento Road be deferred. Based on past practice in similar situations, staff feels this is a
reasonable request.

The owner has signed an Improvement Deferral Agreement and paid the necessary recording fees for
the Agreement. The Agreement, in part, states that the owner will pay for and complete the design and
installation of the required improvements at the time of development of either the adjacent parcel to the
north of Taylor Road and south of the subject parcel, or at the request of the City, whichever occurs first.

Staff recommends approval of the Improvement Deferral Agreement.

FUNDING: Developer's funds.

Richard C. Prima, Jr.
Public Works Director

Prepared by Lyman Chang, Associate Civil Engineer

RCP/LC/lm

Attachment

cc: Associate Civil Engineer Chang
The Protestant Episcopal Bishop of San Joaquin

APPROVED: _____

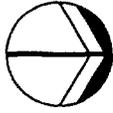
H. Dixon Flynn -- City Manager



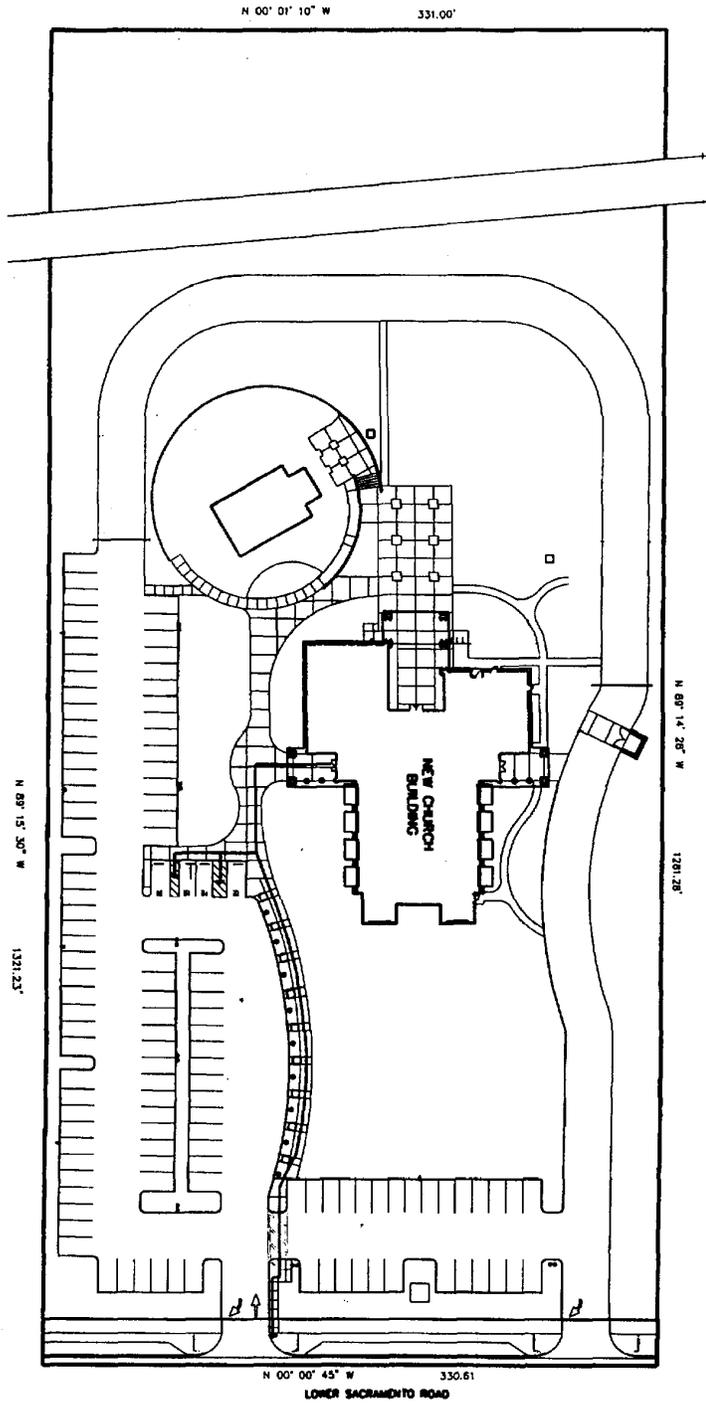
CITY OF LODI
PUBLIC WORKS DEPARTMENT

Exhibit A

1055 S Lower Sacramento Rd.



SITE PLAN
N.T.S.



CITY COUNCIL

ALAN S. NAKANISHI, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
SUSAN HITCHCOCK
EMILY HOWARD
KEITH LAND

CITY OF LODI
PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

November 1, 2001

Protestant Episcopal Bishop of San Joaquin
419 E. Dakota Avenue
Fresno, CA 93726

SUBJECT: Approve the Improvement Deferral Agreement for
1055 South Lower Sacramento Road

Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, November 7, 2001. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Lyman Chang at (209) 333-6800, ext. 2665.


Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure 

cc: City Clerk